



## Flat 26 Mowbray Court

Butts Road, Heavitree, EXETER, EX2 5TQ

A well appointed and spacious 2 bedroom first floor apartment at one of Exeter's most popular retirement developments conveniently situated close to Heavitree shopping centre, bus stop and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. The property has been kept in excellent condition and provides light and airy accommodation, the rooms sizes boasting a more superior design with the squarer shaped layout. This particular flat enjoys a quiet, tucked away position with picturesque views across well the kept communal gardens. Mowbray Court is renowned for its beautiful grounds and offers the perfect environment for those seeking secure independent living.

This particular retirement complex benefits from having an on-site resident House Manager for added security and peace of mind, mobility scooter store, residents' car park and an excellent range of communal facilities and social events.

Strong interest anticipated and early viewings recommended.

**Asking Price £138,500**

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- Private Entrance Hall
- Two Double Bedrooms
- uPVC Double Glazing
- Excellent Communal Facilities & Events
- Lounge/Diner
- Modernised Shower Room
- Emergency Pull Cords
- Kitchen
- Night Storage Heaters
- Beautifully Maintained Communal Grounds

## Private Reception Hall

## Lounge/Diner

15'10" x 10'5" (4.83 x 3.18)

## Kitchen

7'4" x 7'0" (2.24 x 2.13)

## Bedroom 1

12'10" x 13'7" (3.91 x 4.14)

## Bedroom 2

13'2" x 9'3" (4.01 x 2.82)

## Shower Room

6'11" x 5'9" (2.11 x 1.75)

## Mowbray Court Information

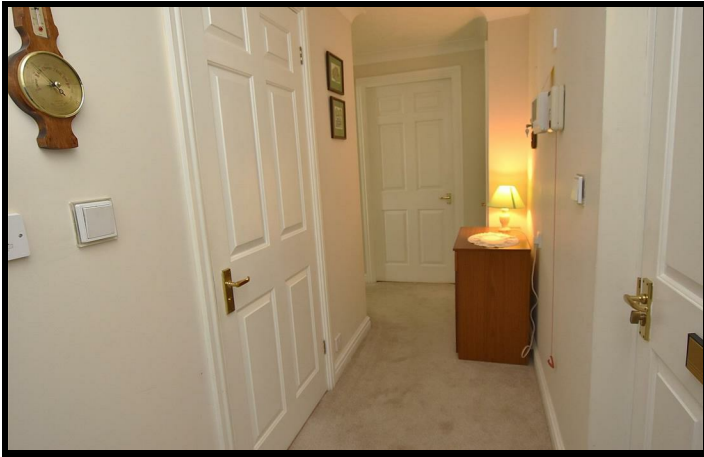
## Service Charge Information

## Lease Information



## Directions

Travelling from the town centre proceed to the Paris Street roundabout and exit into Heavitree Road. Proceed up the hill passing the police station on your left and continue on forward and down through the centre of Heavitree passing Tesco's Express on your left. At the next set of traffic lights, continue forward for just a few yards and then turn right onto Butts Road. Turn almost immediately left into a private driveway marked Mowbray Court and you will find the retirement complex at the end of this drive. Council Tax Band: B



# Floor Plan



Total area: approx. 57.2 sq. metres (615.3 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		74	80				